



Bishop Lane, Hull

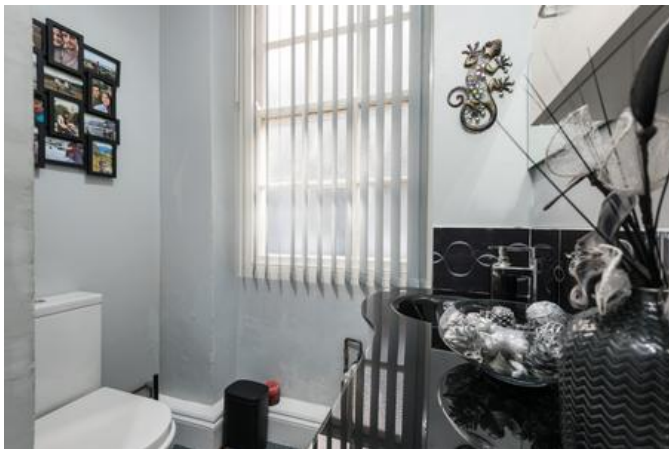
Offers in excess of £200,000



Key Features

- Georgian Townhouse
- Grade II Listed
- City Centre Location
- Spacious Lounge / Diner
- Three Bedrooms
- Dressing Room
- EPC rating D
- Freehold





INVITING OFFERS BETWEEN £200,000 AND £220,000

Three storey Grade II Georgian townhouse located within the heart of Hull's historic old town. Within easy walking distance of the city centre, Hull's Museum Quarter, Queens Gardens, the Fruit Market and the Marina where you will find a host of recreational activities to enjoy.

The accommodation is arranged over three floors with large traditional sash windows letting light flood through the rooms. Briefly comprising of entrance hallway, providing access to the gym / storage room, ground floor WC and utility room. Staircase leading to the first floor landing providing access to the lounge, kitchen and double bedroom. Further staircase leading to the second floor landing providing access to two further double bedrooms, dressing room and family bathroom.

Just a 15 minute walk away is Hull Interchange, housing Kingston upon Hull's bus and main-line rail services with routes to Leeds, Manchester and London to name a few. The property has quick access onto the motorway network via the A63 to the

M62 and M1. Humberside airport is within easy reach by car.

Viewing is a must to appreciate the appeal that this period property has to offer!

Location

The property is located in the historic old town of Hull on the narrow street of Bishop Lane providing a link between Lowgate and High Street. The area is home to the well renowned museum quarter where in recent times, film production companies have used the dramatic street scenes in their production of period dramas.

External Approach

The property is set amongst a number of period properties on the cobbled street of Bishop Lane and is entered via an external wooden door leading directly into the entrance hallway.

Entrance Hallway

Providing direct access to the gym (alternatively can be used as an office or storage room), ground floor WC and utility room. Staircase leading to the first floor landing.

Gym / Office / Storage

Currently used as a gym, this functional room could also be utilised as a home office or storage area.

Ground Floor WC

White suite comprising a low flush W.C. and vanity unit with moulded glass worksurface and inset sink. Sash window to front aspect of the property.

Tiles to flooring.





Utility

With fitted base units, including stainless steel sink and drainer, plumbing for a washing machine. Sash window to front.

Tiles to flooring.

First Floor Landing

Providing access to the lounge and first floor bedroom. Staircase leading to the second floor. Carpet to flooring.

Lounge / Diner

4.01m x 4.97m (max to extents)

Ample room with x2 sash windows to front and window to rear. Carpet to flooring.

Kitchen

3.58m x 1.96m

Comprising a range of fitted base and wall units in white with contrasting laminate worktop in granite effect and tiled splashback. Ceramic one and a half bowl sink and drainer with mixer tap over. Cooking facilities comprise of electric oven and four ring ceramic hob with extract hood overhead.

There is space for a fridge/freezer. Large sash windows to front aspect of the property. Laminate to flooring.

Bedroom 3 / Sitting Room

3.68m x 3.16m (max to extents)

First floor double bedroom, currently being used as a sitting room. Window to the rear aspect of the property. Carpet to flooring.

Second Floor Landing

Providing access to two further bedrooms, dressing room and family bathroom. Carpet to flooring.



Bedroom 1

2.68m x 4.99m

Large double bedroom with sash window to the front aspect and window to the rear aspect of the property. Carpet to flooring.

Bedroom 2

2.94m x 1.89m

Single room with x2 sash windows to front elevation of the property. Carpet to flooring.

Dressing Room

Fitted with hanging rails and shelving.

Family Bathroom

With modern white suite comprising a P-shaped bath with shower over and screen, vanity unit with granite worksurface and inset sink, low flush W.C and feature towel rail. Sash window to front elevation. Laminate to flooring.

Local Attractions

The property is situated with easy access to all that Hull City Centre living has to offer. Within a short walk you can visit The Deep aquarium, Humber Street and the Marina where you will find a host of recreational activities to enjoy.

The Connexin Arena offers a state-of-the-art music and events complex for concerts and live events. There are 2 theatres in the City, both also in close proximity, and for sports fans both the MKM Stadium and Craven Park are a short bus ride away.

Hull Interchange housing Kingston upon Hull's bus and main-line rail services with routes to Leeds, Manchester and London to name a few. Hulls two three shopping centres – Prospect Centre, Princes Quay and St Stephens are all within a short walk.





Parking

Parking is available on-street only, an annual street permit can be purchased from Hull City Council.

Services

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Heating

The property has the benefit of a gas fired central heating system (not tested).

Tenure

The property is being sold with a share of the freehold.

Note: A flying freehold is present at the property. This means that part of the property being sold overhangs the adjacent property which is under different ownership,

Council Tax

Council Tax is payable to Hull Council Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A'.

Mortgage

We are pleased to work with 'Mortgage Advice Bureau', who provide Northwood clients with expert independent mortgage advice.

With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

The Mortgage Advice Bureau can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated

Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation / Appraisal

A market appraisal is a great way to start your property journey. You can find out what your property is worth with a virtual or face to face appointment in your home. If you're thinking of making a move, we would love to hear from you. Call our sales team on 01482 444440 to book your free, no obligation market appraisal now!

Floorplan

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

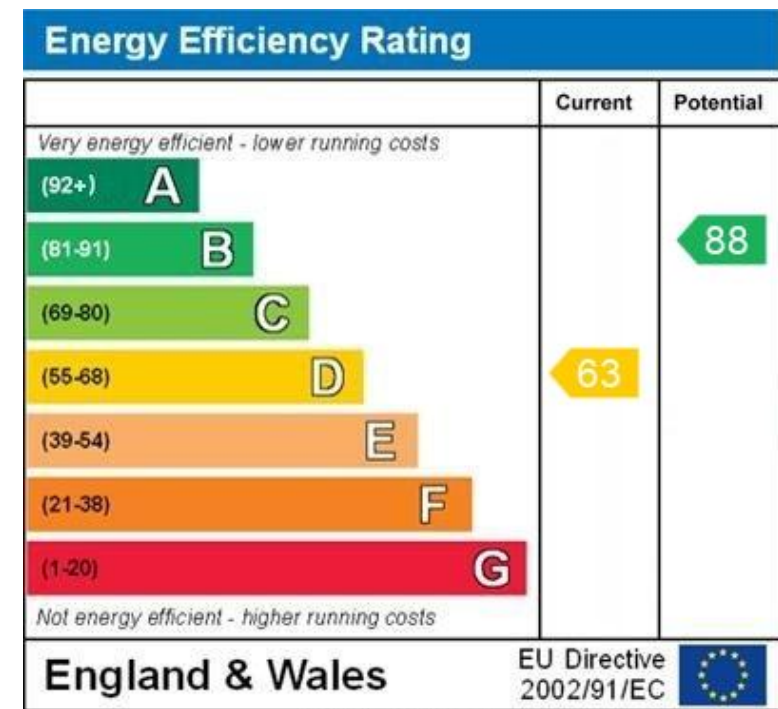
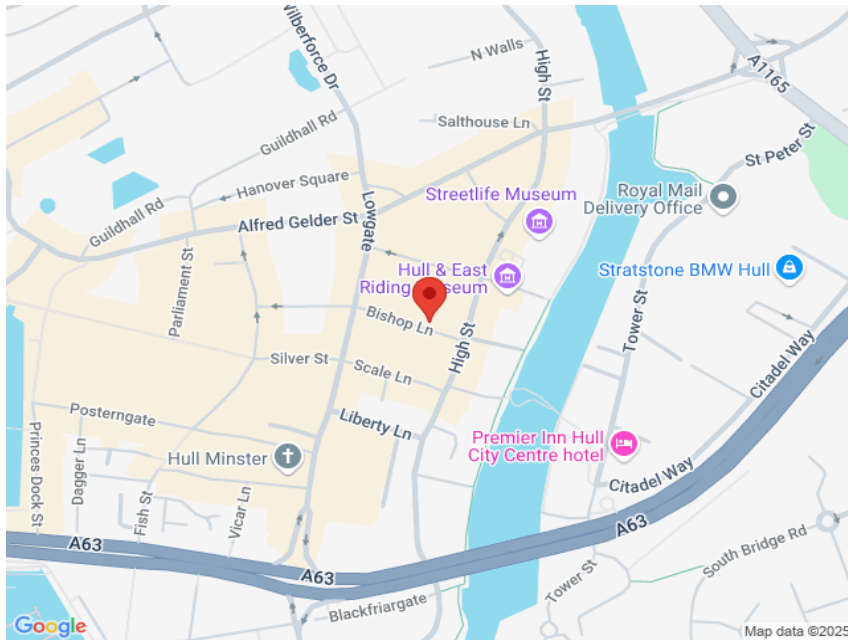
This plan is for illustrative purposes only

Agents Note 1

This property has a connected interest. The property owner is a relative of the owners of Northwood.

Floorplan

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